

# for lease



c-store

2390 HWY 93 | TWIN FALLS



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## C-Store FF&E Highlights

**Checkout Counters** - Designed to streamline customer flow & impulse merchandise.

**Retail Shelving** - Adjustable, durable shelving optimized for high-turnover products.

**Refrigerated Display Cases** - Coolers for beverages and grab-and-go products.

**Freezer** - Walk-In freezer for product storage

**Foodservice Equipment** - Hot cases, roller grills, bakery displays, and prep tables for ready-to-eat offerings.

**Coffee & Beverage Stations** - Self-service counters, tables, and seating.

**Fuel Pumps (not included)** - Fuel Service leads the customers directly to the store.

**Delivery Doors** - Designated Delivery Areas out of the customer's common areas

**Signage** - Exterior pylon signage waiting for your logo



**Lease Rate:** \$3,000.00 per month

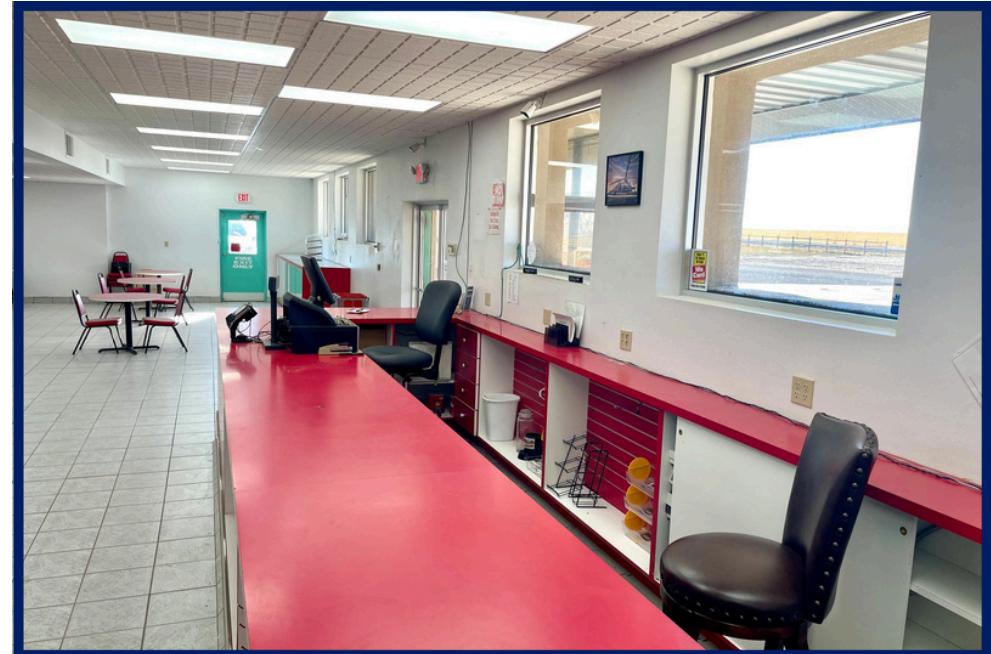
**Available Space:** ± 5,217 RSF **Lease Type:**

**Modified Gross** **Landlord:** Taxes &

**Insurance** **Tenant:** Liability Insurance,  
Utilities, CAM

**FF&E INCLUDED** | **RECENTLY REMODELED**









PRIME  
PROPERTIES  
**COLDWELL BANKER**  
**COMMERCIAL**

## DRIVE TIME

Twin Falls, ID

| 25 mi | 35 min |

Jackpot, NV

| 24 mi | 26 min |

Wells, NV

| 95 mi | 1 hour 20 min |

## CONTACT

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